1. Residential development area
2. Vehicular access from Tattenhall Road with new pedestrian crossing
3. Area for drainage attenuation including wetland meadow grassland and marginal planting to enhance biodiversity
4. Wildlife pond with marginal aquatic planting as a replacement pond twice the size as original
5. Development set back approximately 20m from the western and northern boundaries with native tree and woodland planting and naturalistic open space to buffer the development, provide a wildlife corridor and form a new attractive settlement edge
6. Informal pedestrian routes at the site edges for recreation
7. High Voltage 11kV Overhead Cables Diverted / Undergrounded
8. East-west green link inspired by the local green spaces in Tattenhall including central amenity open space, play area and opportunity for feature buildings
9. Allotments with parking provision
10. New native species rich hedgerow planting and native hedgerow trees to site boundaries connecting to the existing hedgerows
11. Semi natural open space along the brook with native tree planting and opportunities for wildlife and recreation
12. Pedestrian connection up to boundary

Greaves Farm Cottage
Greaves Meadow Barns
Greaves Farm
Greaves Cottage
TATTENHALL ROAD
GREENLANDS
GREENLANDS
TATTENHALL ROAD

Key

Existing

- Application Boundary (6.32ha)
- Trees
- Hedgerow
- Waterbody/Watercourse
- High Voltage 11kV Overhead Cables
- Overhead Cables

Proposed

- Vehicle Access
- Residential Development Area (3.11ha) Up to 110 dwellings at 35dph
- Key Nodal Space
- Amenity Green Space (0.35ha)
- Natural/Semi Natural Greenspace with Meadow Grassland incl. Drainage (2.81ha)
- Drainage Attenuation with Wetland Meadow
- Allotments With Parking Provision (0.05ha)
- Woodland Planting
- Tree Planting
- Hedgerow Planting (native species-rich)
- Wildlife Pond
- Footpath
- Play Space
- Foul Pumping Station

0 20 40 60 80 100m

Ordnance Survey, © Crown Copyright 2023. All rights reserved. Licence number 100022432
© Crown Copyright 2025. All rights reserved. Licence number 0100057890

Contains public sector information licensed under the Open Government Licence v3.0.

Aerial: Maxar, Microsoft

Rev	Description	Drawn	Approved	Date
D	Flood zone updated in line with EA consultation	SO	NKH	26/11/25
C	Updated internal roads, planting and drainage	EL	NKH	15/05/25
B	Updated drainage	EL	NKH	27/03/25
A	Updated layout in line with client comments	EL	NKH	13/03/25

THE ENVIRONMENT PARTNERSHIP

401 Faraday Street, Birchwood Park, Warrington WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land West of Tattenhall Road, Tattenhall

Title
Development Framework Plan

Drawing Number
PS10797.002D

Drawn	Checked	Approved	Scale	Date
AL/EL	NKH	NKH	1:2,000 @ A3	12/02/2025